



# MAY 2013

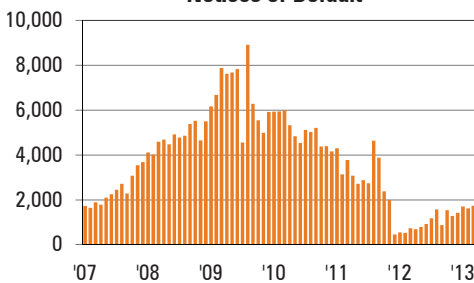
CITY OF LAS VEGAS

## MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

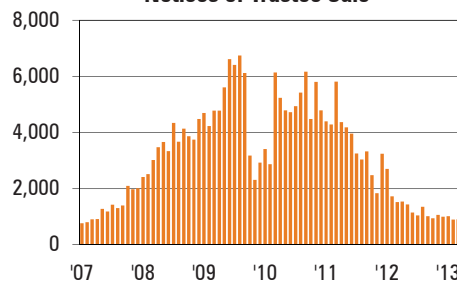
### KEY TRENDS

- Notices of default in the City of Las Vegas have begun to pick up, reaching 503 in March 2013. The latest number is up 10.8 percent from the prior month and more than 2.7 times what it was a year ago.
- However, trustee deeds (foreclosures) in the City fell to 160 during the month, down 0.6 percent from the prior month and 52.8 percent from the prior year period. During the first quarter of 2013, 517 foreclosures were reported in the City, down 2.5 percent from the prior quarter (Q4 2012) and 62.1 percent from the prior year (Q1 2012).
- Limited inventory continues to elevate prices in the southern Nevada for-sale market. New home prices reached \$222,201 in March, up 8.7 percent from a year ago. Existing home prices increased 31.6 percent year-over-year to \$138,151.

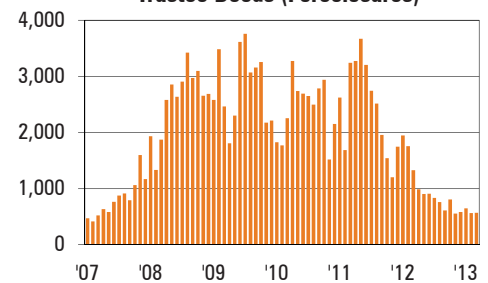
CLARK COUNTY  
Notices of Default



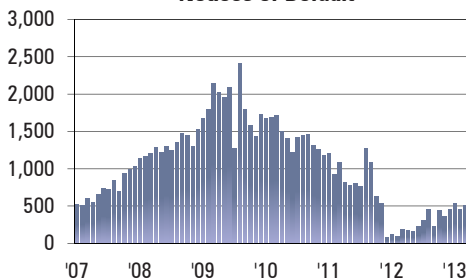
CLARK COUNTY  
Notices of Trustee Sale



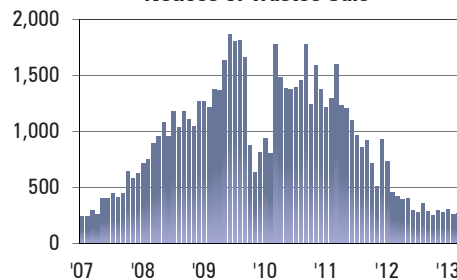
CLARK COUNTY  
Trustee Deeds (Foreclosures)



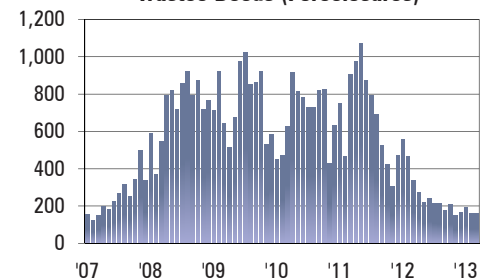
CITY OF LAS VEGAS  
Notices of Default



CITY OF LAS VEGAS  
Notices of Trustee Sale



CITY OF LAS VEGAS  
Trustee Deeds (Foreclosures)



SOUTHERN NEVADA FORECLOSURES	Housing Units <sup>1</sup>	Notices of Default <sup>2</sup>			Notices of Trustee Sale <sup>3</sup>			Trustee Deeds (Foreclosures) <sup>4</sup>		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	23,934	54	528	22	46	487	20	23	322	13
City of Las Vegas - Ward 2	33,868	86	610	18	32	544	16	17	327	10
City of Las Vegas - Ward 3	21,760	67	430	20	32	362	17	13	239	11
City of Las Vegas - Ward 4	39,290	88	871	22	48	690	18	29	442	11
City of Las Vegas - Ward 5	23,448	69	569	24	45	486	21	25	308	13
City of Las Vegas - Ward 6	43,589	139	1,333	31	71	1,107	25	53	749	17
<b>CITY OF LAS VEGAS TOTAL</b>	<b>185,889</b>	<b>503</b>	<b>4,341</b>	<b>23</b>	<b>274</b>	<b>3,676</b>	<b>20</b>	<b>160</b>	<b>2,387</b>	<b>13</b>
Balance of Clark County	460,169	1,234	11,023	24	635	9,714	21	408	6,349	14
<b>CLARK COUNTY TOTAL</b>	<b>646,058</b>	<b>1,737</b>	<b>15,364</b>	<b>24</b>	<b>909</b>	<b>13,390</b>	<b>21</b>	<b>568</b>	<b>8,736</b>	<b>14</b>

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches and lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale and notices of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder, Clark County Assessor and Applied Analysis*.